



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Moat Lane  
South Killingholme  
South Killingholme  
DN40 3EU

Monthly Rental Of £650

Crofts Estate Agents are delighted to bring to the rental market this two bed mid terrace house, located in South Killingholme. The property is positioned nearby to Immingham, where you will find a wide range of local amenities, as well as benefitting from easy access to the A180. The village of South Killingholme, also offers a selection of amenities including post office, convenience store and primary school. Internal viewing of this home will reveal the porch, lounge, kitchen-diner and WC. Heading to the first floor you will find two bedrooms, both being doubles and the family bathroom. Externally, there is off road parking and a generous size, low maintenance rear garden.

Address : 21 Kennedy Way, Immingham, DN40 2AB  
Email : [immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)  
Website : [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)

OFFICE HOURS  
Mon to Fri 9am to 5.30pm (Tuesday opening 9.30am)  
Saturday 9am to 3pm  
Sunday Closed





### Lounge

11' 7" x 14' 10" (3.53m x 4.52m)

Deceptively spacious, the living room benefits from laminate flooring, neutral decor, radiator and uPVC window.

### Kitchen/Diner

10' 3" x 14' 10" (3.12m x 4.52m)

Open planned, this stylish kitchen diner boasts a fully fitted kitchen with a range of base and wall mounted units, integral oven with hob and extractor above, vinyl flooring, plumbing for a washing machine, tiled splashback and french doors which open out to the rear garden.

### Bedroom 1

11' 7" x 14' 10" (3.53m x 4.52m)

Bedroom one briefly comprises of carpeted flooring, neutral decor, radiator and uPVC window to the front elevation.

### Bedroom 2

8' 1" x 10' 3" (2.46m x 3.12m)

Bedroom two briefly comprises of carpeted flooring, neutral decor, radiator and uPVC window to the rear elevation.

### Bathroom

6' 8" x 8' 9" (2.03m x 2.66m)

The family bathroom comprises of a bath with overhead shower, WC, wash basin, radiator, vinyl flooring and uPVC window to the rear.

### Externally

Externally, there is off road parking and a generous size, low maintenance rear garden.

**Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation.  
All interested parties are advised to make their own enquiries.

**Services**

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

**Viewings**

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

**Council Tax Information**

Band B: To confirm council tax banding for this property please view the website- [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

**Free Valuations**

We offer a free valuation with no obligation, just call the relevant office, or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange your free valuation.

**Property Management**

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

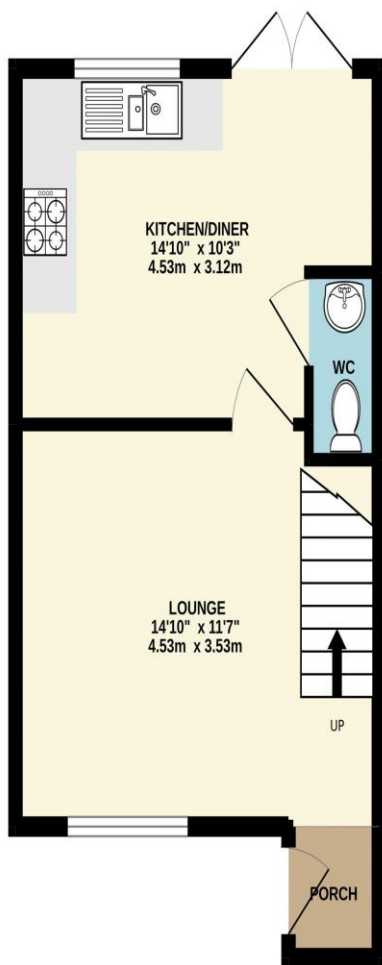
**Mortgage and Financial Advice**

With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

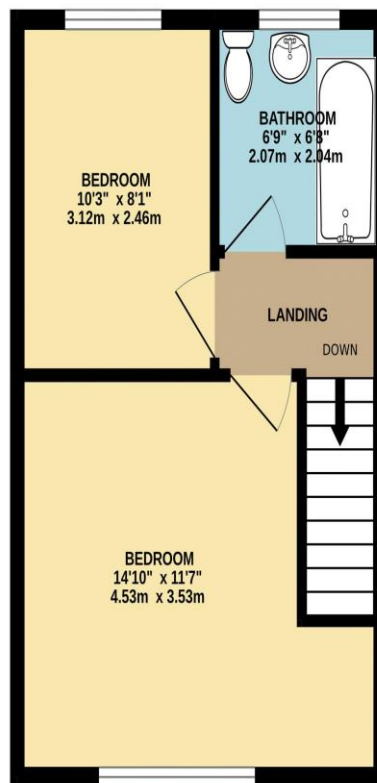
**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



GROUND FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



1ST FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 662 sq.ft. (61.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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